

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Giovanni Orantes, Esq SBN 190060 THE ORANTES LAW FIRM, P.C. 3435 Wilshire Blvd., Ste. 2920 Los Angeles, CA 90010 Telephone: (213) 389-4362 Facsimile: (877) 789-5776 go@gobklaw.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor-In-Possession	
<b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  ABRAHAM BEROOKHIM	CASE NO.: 2:16-bk-21836-BR CHAPTER: 11
Debtor(s).	<b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 05/23/2017	<b>Time:</b> 2:00 pm
<b>Location:</b> 255 East Temple Street, Ctrm. 1668, Los Angeles, CA 90012	

**Type of Sale:** ☐ Public ☒ Private

**Last date to file objections:** 05/19/2017

**Description of property to be sold:**

Single family residence located at 609 10th Street, Santa Monica, CA APN: 4280-024-032

**Terms and conditions of sale:** All cash upon closing.

**Proposed sale price:** \$ 4,700,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):** None requested.

The \$4,700,000.00 purchase price is the highest offer received' no potential higher bidder has contacted the Debtor and in the Debtor's business judgment, there are no viable alternative purchasers.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

May 23, 2017 at 2:00 pm. 255 East Temple Street Courtroom 1668, Los Angeles, CA 90012

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Alphonso Lascano  
Hilton & Hyland  
250 N. Canon Drive  
Beverly Hills, Ca 90210  
Tel: (818) 800-8848

Date: 05/16/2017

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
The Orantes Law Firm, P.C. 3435 Wilshire Blvd., Ste. 2920, Los Angeles, CA 90010

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (**a**) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (**b**) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **5/16/17**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Janis G Abrams on behalf of Other Professional Janis G Abrams <a href="mailto:jgabramsesq@gmail.com">jgabramsesq@gmail.com</a>	Ron Maroko on behalf of U.S. Trustee United States Trustee (LA) <a href="mailto:ron.maroko@usdoj.gov">ron.maroko@usdoj.gov</a>
Leslie A Cohen on behalf of Creditor Carol Coote <a href="mailto:leslie@lesliecohenlaw.com">leslie@lesliecohenlaw.com</a> , <a href="mailto:jaime@lesliecohenlaw.com">jaime@lesliecohenlaw.com</a> ; <a href="mailto:Brian@lesliecohenlaw.com">Brian@lesliecohenlaw.com</a>	Leslie A Cohen on behalf of Interested Party Courtesy NEF <a href="mailto:leslie@lesliecohenlaw.com">leslie@lesliecohenlaw.com</a> , <a href="mailto:jaime@lesliecohenlaw.com">jaime@lesliecohenlaw.com</a> ; <a href="mailto:Brian@lesliecohenlaw.com">Brian@lesliecohenlaw.com</a>
Oscar Estrada on behalf of Creditor LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR <a href="mailto:oestrada@tfc.lacounty.gov">oestrada@tfc.lacounty.gov</a>	Dane W Exnowski on behalf of Creditor WELLS FARGO BANK, N. A. <a href="mailto:dane.exnowski@buckleymadole.com">dane.exnowski@buckleymadole.com</a> , <a href="mailto:cabk@BuckleyMadole.com">cabk@BuckleyMadole.com</a>
Steven A Schwaber on behalf of Debtor Abraham Berookhim <a href="mailto:schwaberlaw@sbcglobal.net">schwaberlaw@sbcglobal.net</a> , <a href="mailto:bklawr@bklaw.com">bklawr@bklaw.com</a>	United States Trustee (LA) <a href="mailto:ustpreion16.la.ecf@usdoj.gov">ustpreion16.la.ecf@usdoj.gov</a>
Giovanni Orantes on behalf of Debtor Abraham Berookhim <a href="mailto:go@gobklaw.com">go@gobklaw.com</a> , <a href="mailto:gorantes@orantes-law.com">gorantes@orantes-law.com</a> , <a href="mailto:cmh@gobklaw.com">cmh@gobklaw.com</a> , <a href="mailto:gobklaw@gmail.com">gobklaw@gmail.com</a> , <a href="mailto:go@ecf.inforuptcy.com">go@ecf.inforuptcy.com</a>	

☐ Service information continued on attached page

### 2. SERVED BY UNITED STATES MAIL:

On (*date*), I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) **5/16/17**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

United States Bankruptcy Court, Chambers of Hon. Judge Barry Russell 255 E. Temple Street, Suite 1660 Los Angeles, CA 90012	U.S. Trustee 915 Wilshire Blvd., Ste. 1850 Los Angeles, CA 90017
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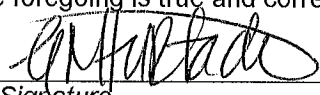
I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

5/16/17

Date

Claudia M. Hurtado

Printed Name

  
Signature